

Divisions Affected – Sutton Courtenay & Marcham

PLANNING AND REGULATION COMMITTEE

Date 2nd September 2024

Developments proposed:

- 1) To haul phase 5 and 6 mineral across B4016 and to import inert fill to effect approved restoration scheme in phase 5.**
- 2) Section 73A application to continue the development permitted by planning permission no. MW.0049/19 (P19/V1273/CM) (for Small extension to Bridge Farm Quarry to extract sand and gravel and restoration to agriculture and lakes with reed fringes) without complying with conditions 2, 39 and 42 to extend the date for final restoration and to reflect the relevant amended restoration design.**

Report by Head of Strategic Planning

Contact Officer: David Periam **Tel:** 07824 545 378

Location: Land at Bridge Farm Quarry, Sutton Courtenay

Application 1 OCC Ref: MW.0048/19

Application 2 OCC Ref: MW.0067/22

Application 1 District Ref P19/V1271/CM

Application 2 District Ref P22/V1444/CM

District Council Area: Vale of White Horse

Applicant: Hanson Quarry Products Europe Limited

Applications Received: 2nd May 2019 and 1st June 2022

Application 1 Consultation Periods: 30th May - 20th June 2019, 13th June – 11th July 2022, 29th December 2022 – 19th January 2023, 20th April – 15th May 2023 & 7th March – 28th March 2024

Application 2 Consultation Periods: 16th June – 7th July 2022, 30th December 2022 – 21st January 2023, 19th April – 12th May 2023 & 7th March – 28th March 2024

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PART 1- FACTS AND BACKGROUND

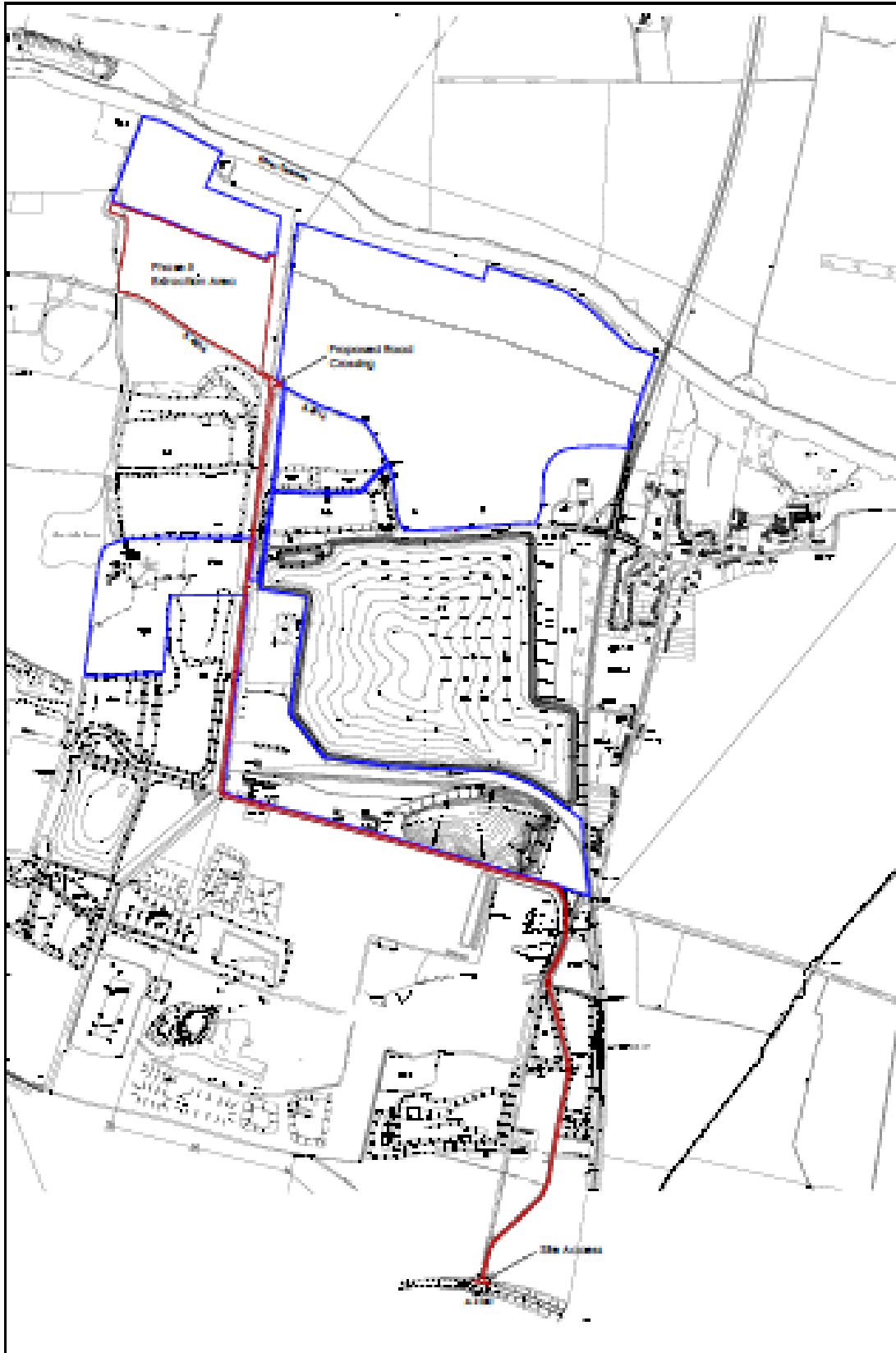
Location (see Plan 1)

1. Bridge Farm Quarry lies to the north of the B4016 between the villages of Appleford and Sutton Courtenay. The quarry and the access from the plant site to the highway network contain land in both parishes. Phase 5 is entirely within Sutton Courtenay parish.

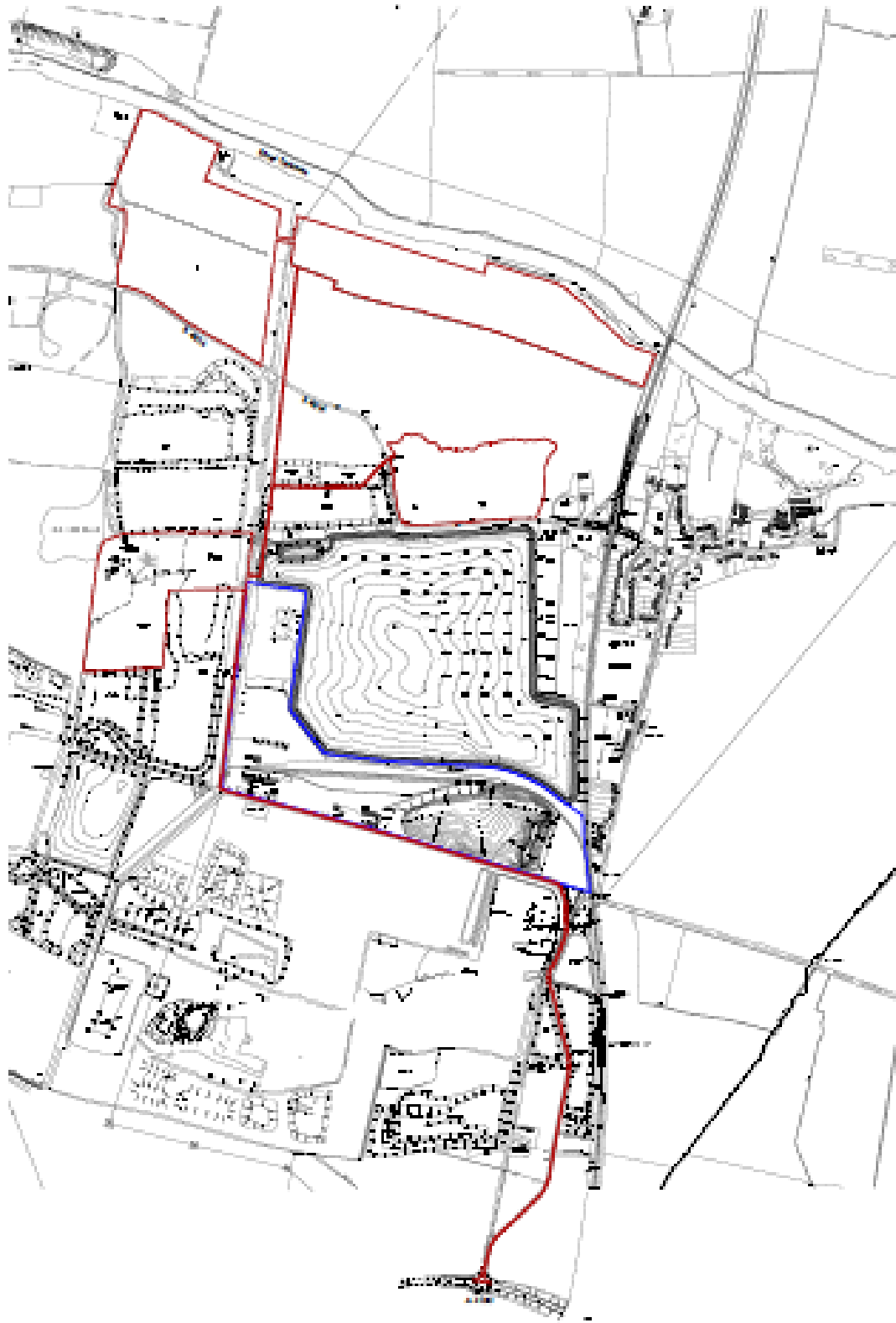
Site and Setting (see Plan 2)

2. The site is a quarry which was previously agricultural land. These applications affect phases 5, 6 and 7 as originally approved under planning permission no. MW.0127/16 and then MW.0049/19. Phase 7 has largely been worked and restored and phases 5 and 6 have not yet been worked although some soil stripping has occurred. Earlier phases of the quarry (1 to 4b) have been worked and largely restored to waterbodies under separate planning permissions.
3. The River Thames lies immediately north of the quarry and the operational area for both applications lies largely within Flood Zone 3. The B4016 lies on the southern boundary and the railway line lies on the eastern boundary. Open agricultural land lies to the west.
4. Didcot Power Station lies approximately 2km (1.2 miles) south west of the quarry.
5. The closest dwellings are Bridge House and Bridge Farm, on the other side of the road. These properties are around 350 metres and 450 metres respectively from phase 7. A new residential development has been constructed approximately 50 metres west/south-west of phase 5, on the other side of the B4016. The quarry is located between the villages of Sutton Courtenay 300 metres to the west of phase 5, and Appleford located approximately 850 metres to the south east of phase 5 and approximately 300 metres to the south-east of phase 7.
6. There is a mineral processing plant 650 metres south of the quarry, south of the B4016 in the main Sutton Courtenay complex. This is connected to the extraction area by conveyor, which runs beneath the road. Processed mineral

was exported from the plant site via an access to the south onto the A4130 Didcot Perimeter Road. The processing plant is within the red line area for permission MW.0049/19 and therefore also for the current Section 73 application (MW.0067/22).



Plan 1 – Application area MW.0048/19 outlined in red



Plan 2 – Application area MW.0067/22 outlined in red

Planning History and Background

7. Planning permission for the extraction of sand and gravel from the original part of Bridge Farm quarry was granted in August 2008. The application had been considered by Committee in December 2003, but there was a delay in issuing the consent as legal agreements were required. Operations commenced at the site in 2009. A Section 73 application (MW.0126/12) was made in 2012 to extend the timescales for extraction and restoration, as a result permission P12/V1729/CM was issued in September 2015 after the legal agreements had been updated.
8. An application to continue the development with changes to some conditions, including allowing an additional year for the completion of extraction and restoration, was issued in May 2016 (MW.0001/16).
9. The original quarry is subject to a routing agreement which requires that HGVs use the Didcot Perimeter Road and not travel through the villages of Sutton Courtenay, Appleford and Long Wittenham. It is also subject to a section 106 legal agreement including providing for the provision of long term management of the restored quarry. These agreements have clauses in them such that they apply to any subsequent section 73 applications to planning permission no. MW.0127/16. There is a separate section 106 Agreement relating to the use of the conveyor running through the culvert under the B4016 for the conveyance of extracted mineral.
10. Planning permission MW.0127/16 (P16/V2694/CM) was granted in June 2018 for the extension to the quarry into a new area to the north and west of the original quarry area. This permission covers phases 5, 6 and 7. Extraction in this area commenced in June 2018 and has only taken place in phase 7. Permission MW.0127/16 allows the removal of all mineral from the extension area (phases 5, 6 and 7) via an existing conveyor under the B4016 to the processing plant and the movement of excess soils and overburden from phase 7 to phase 5, to be used in restoration.
11. The extension area of the quarry is also subject to a routeing agreement which requires that HGVs use the Didcot Perimeter Road and do not travel through the villages of Sutton Courtenay, Appleford and Long Wittenham. It is also subject to a section 106 legal agreement providing for bird management of the restored extension area. Both of these agreements have clauses in them such that they apply to any subsequent section 73 applications to planning permission no. MW.0127/16. It is also subject to the separate section 106 Agreement relating to the use of the conveyor running through the culvert under the B4016 for the conveyance of extracted mineral.
12. In August 2018, four further applications were submitted in relation to this quarry. The first (MW.0093/18) was for a new stockpile area to be used in conjunction with the mineral extraction permitted by MW.0127/16, to allow continuous supply in case of flooding. This was approved in May 2019 for a temporary three-year period.

13. Three applications were submitted in August 2018. Planning application no. MW.0094/18 was a Section 73 application and was approved in May 2019. This extended the time period for restoration of phases 1-4 (permitted under MW.0001/16) so that they have the same completion date as the phases permitted under MW.0127/16 (i.e. within 3 years of the commencement of MW.0127/16).
14. Planning application no. MW.0095/18 was a Section 73 on permission MW.0127/16 seeking to amend the order of phased working and allow removal of material by road from phase 7. This application was withdrawn by the applicant when application MW.0049/19 was submitted for i) mineral to be removed from phase 7 via stockpile and haul road as permitted by planning permission no. MW.0093/18 (P18/V2145/CM); ii) mineral to be removed from phases 5 and 6 by road subject to separate grant of full planning permission, iii) amendments to order of phased working and restoration, iv) amendments to final restoration scheme to either a) restoration including importation of inert fill to phase 5 by road subject to separate grant of full planning permission or b) no mineral extraction from either phases 5 or 6 and replacement of stripped soils to original ground levels was submitted in May 2019. This application was approved in March 2020.
15. Application MW.0096/18 was submitted in August 2018. This was a full application for the installation of a temporary bailey bridge to allow plant to cross the fibre optic cable and other services running between phases 6 and 7. This was withdrawn in January 2019 as it was not possible to reach agreement with the owner regarding crossing the cable and services.
16. Application MW.0004/20 was submitted in December 2019 to amend planning permission MW.0093/18 to allow the removal of the stockpiled gravel by road to the plant site. Application no. MW.0008/20 was submitted in January 2020 and as amended seeks to vary permission MW.0094/18 to allow the removal of mineral from stockpile by road, update the restoration plan and to extend the date for the completion of restoration to December 2025. Planning applications MW.0004/20 and MW.0008/20 are considered in a separate report to today's committee meeting.

Details of Proposed Developments

17. Application 1 seeks permission to export mineral from phases 5 and 6 by road and import inert waste required to restore phase 5 to agriculture in accordance with the approved plans. Application 2 is a Section 73a application to amend conditions on the existing consent with regard to the final restoration design and date for completion.
18. Phase 5 is approved to be restored to agriculture, rather than nature conservation like other phases, because it is classified as best and most versatile agricultural land (grade 2). Under the existing permission phase 5 would be restored using overburden from phase 7. Therefore, there was originally no need to import material from off-site to achieve the approved restoration. However, it is now proposed to import material because it has

become apparent that it will not be possible to transport material internally within the site from phase 7 to phase 5. This is because the applicant has not been able to secure consent to cross a service corridor between phases 5 & 6 and phase 7. This is due to underground water pipes and fibre optic cables running between the River Thames and Didcot Power Station beneath the corridor which could be affected by the movement of dump trucks and earth movement equipment above.

19. It is proposed that the imported material would be imported into the main Sutton Courtenay site from the A4130 Didcot Perimeter Road, then travel past the processing plant site and through the northern entrance across a temporary signal-controlled crossing across the B4016 and into phase 5. Approximately 72,800 cubic metres (146,000 tonnes) of imported material would be required. It is proposed that this material would be sourced locally.
20. The inability to cross the service corridor also means that material cannot be transported from phases 5 and 6 to the processing plant by conveyor, because the conveyor loading area is in phase 7. It is proposed to haul mineral extracted from phases 5 and 6 by road across the B4016 instead. It is proposed that restoration would be completed in December 2025.
21. Application 2 seeks to amend conditions 2, 39 and 42 of planning permission no. MW.0049/19.
22. The applicant has updated the restoration plan to reflect actual surveyed shorelines and landform created predominantly during earthworks in 2019 and the location of culverts, together with actual vegetation development and aftercare works implemented since this time. Amended restoration plans and related aftercare scheme have been submitted to supersede the previously approved restoration drawings and aftercare scheme. This will result in the variation of conditions 2 and 39 which reference the relevant drawings and aftercare scheme.

Condition 42 currently reads as follows:

"If permission is not granted to planning application no. P19/V1271/CM (MW.0048/19) and implemented and Phases 5 and 6 cannot be worked and restored as shown on the revised sequence of plans, any soils stripped from Phase 5 or 6 shall be replaced in those Phases to effect restoration back to original ground levels for agricultural use no later than 31st May 2021."

It is proposed that this be amended to read as follows:

If permission is not granted to planning application no. P19/V1271/CM (MW.0048/19) and implemented and Phases 5 and 6 cannot be worked and restored as shown on the revised sequence of plans, any soils stripped from Phase 5 or 6 shall be replaced in those Phases to effect restoration back to original ground levels for agricultural use no later than 31st December 2025.

23. Further to discussion with officers and issues raised in consultation, the applicant has also provided further information in support of the applications. Firstly an updated ecology survey has been provided. Secondly, the applicant

states that in terms of the timeframe for extraction of the remaining mineral reserves it is not realistic to bring forward a timescale for restoration to 2024, or even to earlier in 2025. While it may be feasible to extract the estimated 300,000 tonnes saleable product within roughly a year, prior to the commencement of extraction there will be the need to mobilise and implement considerable infrastructure requirements. There will also be a need to obtain an Environment Permit from the Environment Agency for the importation of inert materials and the sourcing of the inert material from local construction projects.

24. The applicant states that there are three relevant points related to this latter point regarding the infill. Firstly, the fill material that will be required for infill was originally to have been sourced from phase 7, but as material is no longer able to be moved from this phase, the inert material needs to be sourced and imported which may take a longer time period than the use of onsite overburden.
25. The second point, is the length of time that is now required to obtain a permit from the Environment Agency (EA). There is a clear lack of resources at the EA which is impacting upon various aspects of their service, including the issuing of permits. To illustrate this, the applicant advises that they applied for a permit for Cassington quarry in December 2021, with an expected timescale from the EA for determination of 32-34 weeks. The permit was not issued until June 2024. This is a factor out of the applicant's control, but clearly impacts on the timeframes that they can commit to.
26. Thirdly there is the normal seasonality constraints for best practice soil handling which could constrain the available timescale for progressive stripping and reclamation.
27. Both applications propose to extend the time period for the completion of restoration to December 2025. This has been amended from 30th September 2026 when the applications were originally submitted following concerns raised by the council's officers with regard to policy M10 of the Oxfordshire Minerals and Waste Local Plan – Part 1 Core Strategy (OMWCS). The applicant states that they have explored the possibility of bringing forward the restoration in a phased manner and to allow progress with working and restoration, even in the event of a delay due to the Environment Agency (EA) Waste Permitting process. However this will not be possible due to a number of reasons:
 - i) A substantial part of Phase 5 needs to be excavated at a very early stage in order to install the "picture frame" clay seal;
 - ii) The remainder of Phase 5 then needs to be available to receive the very large quantity of overburden from Phase 6;
 - iii) Stockpiling the overburden (estimated to be 61,400m³) above current ground level will result in a very significant visual impact;

- iv) Stockpiling will impact upon flood storage capacity and would require an updated Flood Risk Assessment (FRA) which would result in additional delays associated with its production and review by the EA; and
- v) Stockpiling will result in additional carbon emissions due to the vehicle movements associated with the double handling of the material.
28. OMWCS Policy M10 states that “*Mineral workings shall be restored to a high standard and in a timely and phased manner to an after-use that is appropriate to the location*”. The applicant comments that no concerns have been raised in regard to the proposed restoration per se. In fact the whole basis of application MW.0048/19 is to enable the approved restoration of Phase 5.
29. The applicant states that it appears that the officer’s concern relating to policy M10 arises from interpretation of the phrase “*timely and phased manner*”. During a site visit officers acknowledged that restoration has been achieved in the areas of Bridge Farm which have been worked, and that this has been done in a timely manner. The only areas of Bridge Farm which have not been restored are those where extraction has not yet commenced and/or are subject to outstanding planning decisions. Restoration of all other areas which have been worked has been completed.
30. The applicant contends that there should therefore be no undue concern in regard to the proposed time amendments being contrary to policy M10. They consider that the time extension proposed instead represents a pragmatic and common sense approach and one which fully accords with the sustainability aims of the OMWCS, particularly policies regarding sustainable development and climate change.
31. Finally, the applicant states that it is important to note that approval for mineral extraction from Phases 5 and 6 of Bridge Farm has been granted, however these phases have not yet been worked. The mineral which is yet to be removed therefore forms part of the County Council’s landbank. Consequently, if it is not removed, this will adversely affect the landbank.
32. The proposals would result in additional HGV movements associated with the importation of inert waste and the transport of extracted mineral across the B4016. The development would create 8 HGV movements per hour in each direction. There would also be a new temporary signal-controlled crossing on the B4016 between the processing plant and the extraction area.
33. The two applications submitted are closely linked and together seek approval for the proposals described above. Application 2 is an application seeking those changes through the variation of the conditions needed to achieve the combined proposals. Application 1 is a full application for the removal of mineral from phases 5 and 6 by road and importation of inert waste to phase 5. This element of the proposal cannot be achieved through the application to vary conditions because it comprises new development.

PART 2 – OTHER VIEWPOINTS

Third Party Representations

34. Two letters of representation have been received from the same party in relation to application MW.0048/19 following the initial consultation. The letters object on the basis that there should be no increase in HGV traffic in this area where permissions for new residential developments are being refused on traffic grounds. The letter states that they object to Hills Quarry Products extension of use of the B4016 and so it is not entirely clear that it relates to this application, as the applicant is not Hills Quarry Products. However, in any case the representation appears to be based on a misunderstanding of the proposals as it is not proposed that the additional lorries importing inert waste would travel along the B4016. They would access the wider Sutton Courtenay site from the A4130 to the south and would only need to cross the B4016. The impact of the new crossing point is considered elsewhere in this report.
35. One letter of representation has been received in relation to application MW.0067/22 raising the following reasons for objection:
- i) The period of gravel extraction. The circumstances of the area have changed since this was first approved, with many houses occupied on the former Amey site and with the whole site being completed in the next couple of years. Extending the dates of extraction will no doubt increase the traffic problems over Sutton bridge, and other planning applications, even for very modest proposals, have been denied on this basis. The extraction and completion of the houses on the former Amey site will together have significant cumulative effects. The new Thames crossing is unlikely to be completed in a time frame that will mitigate this issue. The previous applications refer to the distance of the nearest residential area, but this distance is now much shorter. The original timings will have had the completion of housing nearby in mind when granted, and hence the original completion dates were acceptable but the new ones will not be in terms of noise and dust.
 - ii) The application is too difficult for residents to understand properly, and hence the consultation is inadequate. Hanson are in breach of their planning applications, and Covid is not a justifiable reason for a retrospective extension of more than 5 years.

Consultation Responses

36. The consultation responses are set out in Annex 1 to this report.

PART 3 – RELEVANT PLANNING DOCUMENTS

Relevant Development Plan and other policies

37. In accordance with Section 70 of the Town and Country Planning Act 1990, planning applications must be decided in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan Documents

38. The relevant development plan documents are:
- Oxfordshire Minerals and Waste Local Plan Core Strategy (OMWCS)
 - Oxfordshire Minerals and Waste Local Plan 1996 (OMWLP) saved policies
 - The Vale of White Horse Local Plan 2031 Part 1 (VLP1)
 - The Vale of White Horse Local Plan 2031 Part 2 (VLP2)
39. The Oxfordshire Minerals and Waste Local Plan Part 1: Core Strategy (OMWCS) was adopted in September 2017 and covers the period to 2031. The Core Strategy sets out the strategic and core policies for minerals and waste development, including a suite of development management policies.
40. The Oxfordshire Minerals and Waste Local Plan 1996 (OMWLP) was adopted in July 1996 and covered the period to 2006. Some policies of the OMWLP were replaced following adoption of the OMWCS in 2017 but 16 policies continue to be saved.

Emerging Plans

41. Work had commenced on the OMWCS Part 2 – Site Allocations, although it was at an early stage. However, in December 2022, the Oxfordshire Minerals and Waste Local Development Scheme (13th Edition) (OMWDS) was approved at Cabinet. This sets out a process for pursuing a new Minerals and Waste Local Plan which will combine Part 1 and Part 2, and upon adoption will replace the OMWCS. The emerging OMWLP is scheduled for submission in March 2025 and there are no draft policies to consider at this time. The OMWCS remains part of the Development Plan, until the adoption of a new OMWLP.
42. South Oxfordshire and Vale of White Horse District Councils are working together to prepare a new Joint Local Plan 2041. Once adopted, the Joint Local Plan 2041 will replace The South Oxfordshire Local Plan 2035. As the draft plan progresses it will begin to carry some weight in decision making, according to its stage of preparation, the extent to which there are unresolved objections to relevant policies, and the degree of consistency with policies in the National Planning Policy Framework. A 'Preferred Options' consultation took place in early 2024. The Preferred Options document includes draft policies; however, these have very limited weight due to the stage that the plan is at. It is anticipated that a full draft plan will be published for a further consultation in autumn 2024.

Other Material Considerations

43. Other documents that are relevant to determining these applications include:
- National Planning Policy Framework 2023 (NPPF)
 - National Planning Policy for Waste 2014 (NPPW)
 - Planning Practice Guidance (PPG)
 - Didcot Garden Town Delivery Plan (DGTDP)
 - Sutton Courtenay Neighbourhood Plan (SCNP) (Referendum Version)
44. Sutton Courtenay Neighbourhood Plan (CNP) was made (adopted) in May 2024 and includes the majority of the areas of the application sites within the CNP boundary.
45. There is a current consultation on a revised NPPF. This is a material consideration which carries very limited weight and full weight should be given to the current version of the NPPF pending the completion of the consultation period and any revisions then made to it.
46. Relevant sections of the Planning Practice Guidance (PPG) include specific advice on matters including flood risk, minerals, determining a planning application and natural environment.

Relevant Development Plan Policies

47. The relevant development plan policies are:

Oxfordshire Minerals and Waste Core Strategy (OMWCS)

- M2 – Provision for working Aggregate minerals
- M3 – Principal locations for working Aggregate minerals
- M5 – Working of Aggregate minerals
- M10 - Restoration of Mineral Workings
- W6 – Landfill and other permanent deposit of waste to land
- C1 - Sustainable Development
- C2 – Climate Change
- C3 - Flooding
- C4 - Water Environment
- C5 - Local Environment, Amenity & Economy
- C6 – Agricultural Land and Soils
- C7 - Biodiversity and Geodiversity
- C8 – Landscape
- C10 – Transport

Oxfordshire Minerals & Waste Local Plan (OMWLP) 1996

- SC3 – Routeing agreements in the Sutton Courtenay area

48. The Vale of White Horse Local Plan policies most relevant to the consideration of this application are:

Vale of White Horse Local Plan 2031 Part 1 (VLP1)

- Core Policy 1 – Presumption in favour of sustainable development
- Core Policy 17 – Delivery of Strategic Highway Improvements within the South East Vale Sub-Area
- Core Policy 18 - Safeguarding of Land for Transport Schemes in the South East Vale Sub-Area

Vale of White Horse Local Plan 2031 Part 2 (VLP2)

- Core Policy 18a - Safeguarding of Land for Strategic Highway Improvements within the South-East Vale Sub-Area
- Development Policy 23- Impact of Development on Amenity
- Development Policy 25- Noise Pollution

49. Although Neighbourhood Plans cannot cover minerals and waste development, the most relevant Sutton Courtenay Neighbourhood Plan policy is:

- SC11 (Former Mineral Workings)

PART 4 – ASSESSMENT AND CONCLUSIONS

Comments of the Head of Strategic Planning

50. Although two planning applications have been made, they cover what is essentially one development and therefore have been considered together below. The key policy issues to consider in determining these applications are:

- i. Need for the developments
- ii. Restoration of the site;
- iii. Traffic impacts
- iv. Amenity impacts;
- v. Landscape impacts;
- vi. Biodiversity impacts
- vii. The water environment.

Need for the developments

51. Policy M2 of the OMWCS states provision will be made through policies M3 and M4 to enable the supply of sharp sand and gravel at 1.015 million tonnes per annum (mtpa) giving a total provision of 18.270 million tonnes. Permission will be granted for aggregate mineral working under policy M5 to enable landbanks of reserves with planning permission to be maintained for extraction of mineral of at least 7 years for sharp sand gravel.

52. The most recent published Local Aggregate Assessment (LAA), sets out that sharp sand and gravel reserves as at the end of 2022 were 9.607million tonnes. The LAA also identifies an Annual Provision Rate (APR) of

0.986million tonnes per annum, which means that Oxfordshire had a sharp sand and gravel landbank of 9.74 years at the end of 2022.

53. This is above the 7-year minimum landbank required by the NPPF. However, the policy team have considered permissions granted and estimated sales since the end of 2022 to calculate the landbank position at the end of 2023 of 7.8 years. This figure will be included in a report to the council's Cabinet in October 2024 on the Local Aggregates Assessment for the calendar year of 2023. There will have been further sales during 2024 but the information to inform the level of these is not yet available and so this is considered the best available figure for the landbank at the current time. Therefore, at the time of determining this application in 2024, the landbank has not fallen below the 7-year minimum but in the absence of any further planning permissions having been granted during 2024 and ongoing sales then it is likely to do so. The PPG on Minerals, paragraph 82, states that low landbanks may be an indicator that suitable applications should be permitted as a matter of importance. The Planning and Regulation Committee resolved to grant permission for MW.0027/22 for the Oxford Flood Alleviation Scheme in July 2024. This would involve removal of approximately 12 300 tonnes of sand and gravel from the site. However, permission has not yet been issued and this quantity of mineral would not have a significant impact on the landbank position.
54. Policy M5 of the OMWCS states that prior to the adoption of the Minerals & Waste Local Plan: Part 2 – Site Allocations Document, permission would be granted for the working of aggregate minerals where this would contribute towards meeting the requirement for provision in policy M2 and provided that the proposal is in accordance with the locational strategy in policy M3 and meets the requirements of policies C1 to C12.
55. Policy M3 of the OMWCS identifies the principal locations for minerals extraction within strategic resource areas (SRAs) as shown on the Policies Map. The sharp sand and gravel areas are defined as Thames, Lower Windrush and Lower Evenlode Valleys area from Standlake to Yarnton. The site lies within the Thames Valley and so is in accordance with this policy albeit that the reserve has already been consented.
56. Policy W6 of the OMWCS states provision for the permanent deposit to land or disposal to landfill of inert waste which cannot be recycled will be made at existing facilities and in sites that will be allocated in the Minerals and Waste Local Plan: Part 2 – Site Allocations Document. Provision will be made for sites with capacity sufficient for Oxfordshire to be net-self-sufficient in the management of inert waste. Priority will be given to the use of inert waste that cannot be recycled as infill material to achieve the satisfactory restoration and after use of active or unrestored quarries. Permission will not otherwise be granted for development that involves the permanent deposit or disposal of inert waste on land unless there would be overall environmental benefit.
57. The sand and gravel extraction is already permitted under planning permission no. MW.0049/19. The importation of infill proposed in Application 1

(MW.0048/19) would be new development. The mineral reserves in phases 5 and 6 are yet to be extracted. The original planning permission (MW.0127/16) which covered phases 5, 6 and 7 was for the extraction of an estimated 500,000 tonnes and so it is estimated that around 330,000 tonnes remain. This mineral already forms part of the sand and gravel landbank in accordance with OMWCS policies M2 and M5. If it is not extracted and further permission to Application 2 (no. MW.0067/22) is not granted then it would fall out of the landbank and a similar quantity of sand and gravel would need to be found elsewhere. The proposed importation of fill material to phase 5 would facilitate its satisfactory restoration if approved in the absence of being able to use material from phase 7 as originally envisaged. It therefore would accord with the requirements of policy W6 in this respect.

Restoration

58. OMWCS policy M10 states that mineral workings will be restored to a high standard in a timely and phased manner to an after-use that is appropriate to the location and delivers a net gain in biodiversity. It goes on to list a number of criteria which must be taken into account in the restoration and after-use of mineral workings. Compliance with this policy is also required with regard to the restoration of landfill sites in OMWCS policy W6. OMWCS policy C6 states that minerals and waste proposals shall demonstrate that they have taken into account the presence of best and more versatile agricultural land and its loss should be avoided.
59. The restoration proposed is in principle the same as the currently approved version, in that phases 6 and 7 would be restored to waterbodies and phase 5 would be restored to agriculture but now the proposal is for the restoration of phase 5 to be through the importation of inert fill material.
60. The applicant has confirmed that there would be no impact on the restoration of Phase 5 to an agricultural land classification grade equivalent to the existing. There would be no changes to gradients or soil depths or to methods of soil stripping, storage or placement. The inert fill proposed to be imported would be used as a substrate below the soil profile. Therefore, there is no conflict with OMWCS policy C6 as there is no change in relation to the provision of high-grade agricultural land in the restoration.
61. There have been no objections to the amendments to the restoration proposed. It is considered to be an appropriate restoration for the site and the restoration that has been carried out to date over phases 1 to 4 and 7 and which includes significant biodiversity gain is to a high standard albeit not yet fully completed in accordance with the approved scheme. It is not questioned that the applicant would be able to carry out the remaining restoration satisfactorily.
62. However, in the absence of planning permission having been granted for the importation of fill material to phase 5, the current approved restoration scheme, which does not include the importation of fill material, is required under planning permission no. MW.0049/19 to have been carried out no later

than 31st May 2021. The proposed extension of time is to 31st December 2025 which is four years and seven months later than currently permitted. This is a not insubstantial extension of time and so delay to the completion of restoration which was previously proposed and approved.

63. In terms of the applications proposing to allow until December 2025 to complete the proposed amended restoration including the proposed infilling of phase 5, the applicant had stated that the date was chosen to reflect the high likelihood of the construction of the road bridge in relation to HIF1 and the use of the stockpiled material in the HIF1 proposal. The HIF1 planning application was called in for the determination of the Secretary of State following a public inquiry before an inspector appointed by him; the public inquiry closed in May 2024. At the public inquiry, the county council as applicant for HIF 1 set out in evidence its projected programme for the development should it be granted planning permission. This programme projects the commencement of construction in January 2026 based on planning permission being granted by the end of September 2024. The application is yet to be determined and it is not known when the Secretary of State may make a decision on the application. The applicant has advised that whilst the justification for the extended time period proposed was initially based on planning permission being granted to the HIF1 planning application, as it is now known that the projected commencement date will be later than expected should planning permission be granted by the Secretary of State, the applicant will explore other commercial opportunities for the extracted materials.
64. Even if the HIF 1 planning application were to be granted planning permission, then a further planning application would in any instance then need to be submitted to amend the restoration of Bridge Farm Quarry phases 1 to 4b and 7 to reflect the presence of the HIF 1 scheme and the merits of such an application cannot be taken into consideration at this time in the determination of the current applications. There is no guarantee that the HIF1 application will be granted planning permission and so it carries limited weight as a material consideration albeit that land crossing Bridge Farm quarry is also safeguarded under VLP1 Core Policy 18 and VLP2 Core Policy 18a in order to deliver such development in accordance with VLP1 Core Policy 17.
65. The importation of infill material from the Oxford Flood Alleviation Scheme (OFAS) for the restoration of phase 5 has also been argued by the applicant to be a good use of this material. Members will recall that the planning application for OFAS was considered at the meeting of the Planning and Regulation Committee on 15th July and it was resolved to approve that application subject to it first being referred to the Secretary of State and to the completion of a S.106 legal agreement. The Secretary of State has confirmed she does not wish to call that application in for their own determination. Whilst it is therefore the case that planning permission will be granted for that development, it is not possible to require that infill material from it is brought to phase 5 and so the infill material may come from it but may also come from elsewhere.

66. As set out above, there is estimated to be a not insubstantial amount of mineral remaining to be extracted from phases 5 and 6. The loss of this mineral from the council's landbank for sharp sand and gravel should planning permission not be granted for the extension of time to 31st December 2025 does carry weight in the planning balance when set against the delivery of restoration which is already well over-due. The importation of infill material would secure the satisfactory restoration of phase 5 should that extraction be carried out. That said, the restoration of phase 7 is largely completed and if phases 5 and 6 were to not now be worked then there would be no requirement for restoration of those areas other than replacement of the previously stripped soils. Whilst it can be concluded that the proposals are not entirely in accordance with OMWCS policy M10, the extraction of the remaining mineral would continue to contribute to the landbank for sharp sand and gravel the position on which is discussed above.

Amenity Impacts

67. OMWCS policy C5 states that proposals should demonstrate that there should be no unacceptable adverse impacts on the environment or residential amenity including from noise, dust and visual intrusion and traffic.
68. OMWCS policy C10 states that minerals and waste development must make provision for safe and suitable access to the advisory lorry routes, in ways which maintain and where possible lead to improvements in the safety of road users, the efficiency and quality of the road network and residential and environmental amenity including air quality.
69. VLP2 development policy 23 states that development proposals should demonstrate that they will not result in significant adverse impacts on the amenity of neighbouring uses. VLP2 development policy 25 states that noise generating development that would have an impact on environmental amenity or biodiversity will be expected to provide an appropriate scheme of mitigation. Development will not be permitted if mitigation cannot be provided within an appropriate design or standard.
70. As set out above, the extension of time proposed would be a prolongation to the overall time period that the quarry would be subject to operations including the additional lorry movements. The mineral extraction development was previously consented to be carried out with the extracted mineral passing under the B4016 to the processing plant using a conveyor. It is now proposed under Application 1 (no. MW.0048/19) that the remaining mineral would be removed using lorries crossing over the B4016 and that there would be the importation of infill material by road. There is ongoing visual impact in that the soils stripped from phase 5 are in situ in a bund which sits adjacent to the B4016 with no intervening screening and this has been the case for some years. Since the applications were submitted there is also additional housing closer to the site to the west/south-west. It is therefore concluded that there would be some visual, noise and traffic impacts on the amenity of local residents and other users of the area over the time period proposed in excess of those previously considered acceptable.

71. The level of the sand and gravel landbank discussed above supports an argument that there is a need for the remaining sand and gravel reserves to be extracted. The importation of inert fill to phase 5 proposed would then be necessary to secure the completion of the site's development and restoration. If the time period proposed is considered commensurate and necessary for the extraction of the remaining mineral and the site's restoration then, in the planning balance, the impact on amenity could be considered acceptable and in accordance with the aims of these policies.

Traffic Impacts

72. OMWCS policy C10 states that minerals and waste development must make provision for safe and suitable access to the advisory lorry routes, in ways which maintain and where possible lead to improvements in the safety of road users, the efficiency and quality of the road network and residential and environmental amenity including air quality. OMWCS policy C5 states that proposals for minerals development shall demonstrate that they will not have an unacceptable impact on the environment or amenity in terms of traffic.
73. OMWLP policy SC3 states that planning permission in this area will not be granted unless a routing agreement has been secured to encourage HGVs to use the Didcot Perimeter Road and prevent HGVs from entering the villages of Sutton Courtenay, Appleford and Long Wittenham. This policy is assessed as being partially compliant with the NPPF.
74. The OCC Transport Development Management officer (TDM) initially objected to the applications, noting that although the additional HGVs would be routed via the A4130 and would not use routes which are severely congested at peak times around the A415, Culham Bridges, Appleford Road, Abingdon Road and Tollgate Road, HGVs would need to cross Appleford Road and the proposed temporary traffic lights could cause delays along Appleford Road during peak hours. They were also concerned about whether there would be adequate visibility due to the curve in the road. They initially suggested conditions limiting HGV movements to outside peak hours.
75. The applicant responded that the signals had been designed to minimise queuing on the B4016 and that there would be 160m forward visibility to the back of the predicted queue. They did not accept the proposed restriction of use of the traffic lights to outside peak hours. The applicant accepted the requirement for a Section 278 agreement for works to the highway and a legal agreement for highway restoration. The applicant has confirmed that HGVs would not use Culham Bridges towards Culham and would only cross the B4016 to gain access to and from the extraction area from the main Sutton Courtenay site.
76. The development would result in an additional 8 vehicle movements per hour. This is not considered significant in highway network terms, but there is existing concern about congestion in the area around Culham Bridges.

However, following the site meeting, TDM have concluded that as the Culham Bridges are 1km from the site there would not normally be any conflict with the proposed signalised arrangements and a requirement for a MOVA (Microprocessor Optimised Vehicle Actuation) system would ensure that any excessive queuing affecting the junction with Abingdon Road serving Culham Bridges was eliminated.

77. Final comments were received from TDM following a meeting held on site. Ultimately, they have no objections to the proposals in the two applications, subject to conditions requiring the submission and approval of a Construction Traffic Management Plan, a condition survey of the B4016, and a plan to demonstrate that Stopping Sight Distance (SSD), based on surveyed 85th percentile speed, is achievable between a predicted end of queue on both arms of the Appleford Road (B4016). Details of the proposed signalised junction incorporating MOVA and works to restore the highway at the crossing point being undertaken following the completion of the development would need to be part of a section 106 legal agreement.
78. The applicant has confirmed that they accept the conditions and agreements. Therefore, subject to the conditions and agreements requested, it is not considered that the proposal would give rise to any unacceptable highways impacts.
79. Vehicles associated with the quarry would continue to use the Didcot Perimeter Road to access the plant site within the main Sutton Courtenay complex. Vehicles would only cross the B4016 to access the extraction area to the north, they would not run along the B4016. Therefore, the route taken would continue to comply with the requirements of OMWLP policy SC3. A routing agreement would be required to ensure that the existing routing requirements continue to apply to any planning permission granted to Application 1 (no. MW.0048/19).
80. The proposals are considered to be in accordance with OMWCS policy C10 insofar as the impact on highway capacity and road safety. However, as set out above, it is considered that there would be some amenity impact.

Rights of Way

81. OMWCS policy C11 states that the integrity and amenity value of the rights of way network shall be maintained.
82. The OCC Rights of Way team initially expressed concerns in relation to Application 1 (no. MW.0048/19), about impacts of increased HGVs on users of the footpath. The applicant confirmed that the proposed temporary traffic lights would improve safety for pedestrians on the public footpath because traffic movements would be controlled, and so pedestrians would only need to be aware of traffic from one direction at a time. The applicant also provided a revised plan showing details of additional signage would be provided on the northbound approach to the signals to make drivers aware that pedestrians

may be crossing the haul road. The OCC Rights of Way team have confirmed that this addresses their concerns given the low use levels and good visibility.

83. The proposal is considered to maintain the safety and amenity value of the existing footpath, in accordance with OMWCS policy C11.

Landscape Impact

84. OMWCS policy C8 states that proposals shall demonstrate that they respect and where possible enhance local landscape character and shall include adequate and appropriate measures to mitigate adverse impacts on landscape including careful design, siting and landscaping. OMWCS policy C4 states that proposals for minerals development should ensure that the River Thames is adequately protected from unacceptable adverse impacts.
85. The landscape officer has not objected to these proposals. She has advised that the Application 1 (MW.0048/19) would introduce further urbanising features into the landscape which will result in additional localised landscape and visual effects, due to the temporary road crossing. However, she concludes that this would not add significantly to the impact of the previously approved scheme. In relation to Application 2 (MW.0067/22) she has advised that the proposed changes would not cause any fundamental changes to the approved aftercare and restoration scheme.
86. The proposals would not lead to any significant landscape impacts above what is already approved under the existing permissions. Therefore, the applications are considered to be in accordance with OMWCS policies C4 and C8.

Biodiversity Impacts

87. OMWCS policy C7 states that minerals development should conserve biodiversity and where possible deliver a net gain in biodiversity. Proposals for mineral working shall demonstrate how the development will make an appropriate contribution to biodiversity and satisfactory long-term management arrangements for restored sites will be set out.
88. The ecology officer requested an updated ecology survey report. Further to the receipt of this she has confirmed she is happy that there is no evidence to indicate the presence of Great Crested Newts. The ecologist does not object to the applications subject to conditions.
89. Subject to resolution of the provision to be made for survey or otherwise of Great Crested Newts, the proposals are considered to be in accordance with OMWCS policy C7.

Flooding and the Water Environment

90. OMWCS policy C3 states that minerals and waste development will, wherever possible take place in areas with lowest probability of flooding. The opportunity should be taken to increase flood storage capacity in the flood plain.
91. OMWCS policy C4 states that proposals for minerals development will need to demonstrate that there would be no unacceptable adverse impact on or risk to the quantity or quality of surface or groundwater resources required for habitats, wildlife and human activities; the quantity or quality of water obtained through abstraction unless acceptable provision can be made; the flow of groundwater at or in the vicinity of the site; and waterlogged archaeological remains.
92. It is still though necessary to consider the Sequential Test. For Application 2 (no. MW.0067/22), the development is to extend the time period for the completion of the remaining previously permitted sand and gravel reserve which as set out above forms part of the sand and gravel landbank. The mineral can clearly only be extracted where it is found and the application made is to extend the time for completion of the extraction, there is no alternative in a zone of less flood risk. Therefore the sequential test is met. Sand and gravel extraction is water compatible development in Flood Zone 2, 3a and 3b and so there is no need for the exception test.
93. With regard to the proposed importation of inert fill to phase 5 proposed in Application 1 (no. MW.0048/19), as it is proposed to deliver the restoration of the approved mineral working in the circumstance where the phase cannot now be restored using on-site material, then if the sand and gravel is to be extracted and the site restored back to high grade agricultural land as required then the importation is necessary and it cannot be delivered through an alternative site in an area of lesser flood risk. Therefore the sequential test is met.
94. Landfill is defined in the NPPF Annex 3: Flood risk vulnerability classification as more vulnerable development. The definition of landfill is though given as that set out in Schedule 10 of The Environmental Permitting (England and Wales) Regulations 2010. This in turn references the definition of landfill set out in the Landfill Directive which is a waste disposal site for the deposit of the waste onto or into land but with exclusions including the use of inert waste which is suitable, in redevelopment/restoration and filling-in work, or for construction purposes, in landfills. It is therefore considered that the import of inert infill for the purposes of restoration work at a mineral working is excluded from this definition. In the context of the restoration of a sand and gravel working it is therefore concluded that it too is part of water compatible development and so there is no need for the exception test.

Climate Change

96. The planning system has an important role to play in meeting the challenge of climate change. Paragraph 159 of the NPPF makes this explicit, and states that development should be planned for in ways that:
- (a) Avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and
 - (b) Can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the government's policy for national technical standards.
97. OMWCS policy C2 states that minerals and waste proposals, including restoration proposals, should take account of climate change for the lifetime of the development. Applications for development should adopt a low carbon approach and measures should be considered to minimise greenhouse gas emissions and provide flexibility for future adaptation to the impacts of climate change.
98. Application 2 (no. MW.0067/22) is not for new development but rather for the completion of development previously permitted in amended terms with regard to the time period for completion and minor amendments to the final proposed restoration scheme. It is not considered that this raises any additional issues in terms of the impacts of the developments in terms of climate change. Application 1 (no. MW.0048/19) is for new development. The importation of inert fill material for the restoration of phase 5 and the removal of mineral from phases 5 and 6 would result in additional vehicle movements and so emissions to atmosphere although the works on site in terms of the operation of plant and machinery for the winning and working of the mineral and the placing of the infill material would be very similar to that previously permitted when materials from phase 7 were proposed to be used. Although the time period proposed is a considerable extension over that previously permitted, other than the stripping of some soils in phase 5, no development has actually occurred in phases 5 and 6 and if permission were to be granted to these applications then the development would be carried out in a further 15 months. It would seem appropriate that any planning permission granted should be subject to a condition requiring a carbon management plan being submitted and approved. The applicant has advised that they would be happy with such a condition.

Sustainable Development

99. Policy C1 of the OMWCS takes a positive approach to minerals and waste development in Oxfordshire, which reflects the presumption in favour of sustainable development contained in the NPPF. Policy C1 states that planning applications which accord with the policies in this plan will be

approved unless material considerations indicate otherwise. Core Policy 1 of the VLP1 makes similar provision.

100. As set out above, the applications taken together would result in impacts on the amenity of local residents which would arguably be greater than those of the previously permitted development for the extraction of the mineral and the site's restoration. This must be weighed up against the need for the mineral as part of the sand and gravel landbank, that the importation of the inert infill material would then be required to secure the restoration of phase 5 to grade 2 BMV land and the impacts would be temporary for a relatively short remaining period. Overall, in my view the level of the landbank of sharp sand and gravel reserves of 7.8 years indicates a need for these previously consented reserves of sharp sand and gravel to be granted planning permission and that it follows from that the importation of the inert fill material to complete the site's restoration is also justified and so the period proposed for the completion of the development to December 2025. Subject to conditions including hours of operation and the various highway conditions set out above, it is considered this outweighs the amenity impacts of the development.

Financial Implications

101. Not applicable as the financial interests of the County Council are not relevant to the determination of planning applications.

Legal Implications

102. Legal comments and advice have been incorporated into the report.

Equality & Inclusion Implications

103. In accordance with Section 149 of the Equality Act 2010, in considering this proposal, due regard has been had to the need to:
- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act.
 - Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.
 - Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
104. It is not however considered that any issues with regard thereto are raised in relation to consideration of this application.

Annex 1 – Consultation Responses summary

Vale of White Horse District Council – Planning

No objection to Application 1 but notes the route follows that of proposed infrastructure works which should be taken into consideration. All comments received from neighbours should be taken into account.

No objection to Application 2. All comments received from neighbours should be taken into consideration.

Vale of White Horse District Council – Environmental Health Officer

Responded, no objection to either application.

Sutton Courtenay Parish Council

NB, comments made collectively with regard to these and applications MW.0004/20 and MW.0008/20 which are subject to a separate report to today's committee meeting

SCPC has reviewed the additional information provided by Hanson in the above Bridge Farm applications. In its view, there is nothing further in these applications to change its earlier objections dated 19 January 2023.

MW.0067/22 and MW. 0048/19

Additionally, re-examining the applications has highlighted the statement in Hanson's letter to OCC dated 5 April 2023, which was not available when SCPC objected in the earlier consultations. This has led to SCPC firming its position into one of **strongly** objecting to these planning applications. In its letter Hanson states that: *“There are three relevant points related to this latter point regarding the infill. Firstly, the estimated 70 to 75,000 cubic metres that will be required for infill was originally to have been sourced from phase 7, but as material is no longer able to be moved from this phase, the inert material needs to be sourced and imported which may take a longer time period than the use of onsite overburden”.*

That is in addition to the problems Hanson mentions of the length of time it would take to get EA determination and the seasonal constraints, which are likely to extend the timeframe for completion beyond Hanson's expectation of end 2025, which was originally meant to be August 2012! SCPC does not consider this acceptable, especially as Hanson is in breach of conditions imposed on the earlier applications, which have not been enforced.

A construction expert has indicated that using 12 cu metre lorries, importing 75,000 cu metres would involve 6,250 lorry loads. This would be in addition to the vehicles transporting the gravel, first across to the Hanson plant site, which would also require the additional access onto the B4106, and then on to uses such as HIF 1 and OFAS. Application MW.0048/19 seeks to create a new access into Phase 5 which will be used to haul mineral across the road to the plant site, and to bring in inert fill material to supplement that available on site. We note the Applicant agrees to cease the use of this access upon completion of the restoration works and states that this can be controlled by a condition. Given the numerous s73 applications submitted over the

years requesting suspension or modification of planning conditions – it is difficult to give any credence to the statement by Hanson.

This strengthens the Parish Council's position into a recommendation that the application to extract further gravel from 5 and 6 in MW.0067/22 and MW. 0048/19 be robustly rejected.

MW.0004/20 and MW.0008/20

That rejection would leave the issue of hauling the existing stockpile across the B4016. For too long OCC and Hanson have prevaricated over this decision. SCPC's view is that Hanson should reactivate the original conveyor rather than transport the gravel across the B4106. Had that been done earlier, these applications would not have been necessary, and the Hanson breaches of conditions avoided.

However, providing the applications to extract gravel from 5 and 6 are rejected, SCPC is prepared to agree to the stockpile being moved across the B4016, to speed up the restoration of the site and ensure that is completed by the end of 2024.

Summary. SCPC asks that the Planning Committee agrees that it is time for the Bridge Farm site to be restored and that therefore MW.0048/19 and MW.0067/22 be rejected and MW.0008/20 and MW.0004/20 adjusted to ensure that the site is restored by the end this year.

SCPC also supports Appleford Parish Council's request dated 23 March 2024, for a deferment of at least two months for very valid reasons.

If the Officers, however, are minded to recommend, approval of these applications, the Parish Council requests that the Planning Committee calls them in for formal consideration.

Appleford Parish Council

NB, comments made collectively with regard to these and applications MW.0004/20 and MW.0008/20 which are subject to a separate report to today's committee meeting

Appleford-on-Thames Parish Council (APC) discussed the applications at a meeting on 11 March and resolved to submit its concerns and expand on objections raised in previous correspondence dated 7 July 2022 and 16 May 2023. APC had no objection in principle to the proposed extraction works in 2022, however, the increased scale of activity and the HIF1 development (if approved) will both cause significant disruption for local residents and communities.

The applications are complex and interconnected with a history over many years. APC has repeatedly asked for connected applications to be dealt with by a single Case Officer. It is further concerned that the Case Officer for MW.0067/22 is representing OCC as LPA at the Planning Inquiry. This could potentially give rise to possible conflicts between the two applications.

We request the consultation is extended for the reasons below: -

APC is actively involved in the HIF1 Planning Inquiry which is not due to complete until end of April / early May.

Our local Councillor is indisposed and is standing down as Councillor in Oxfordshire County Council (and at the Vale). In the circumstances we are not able to liaise with him on this important matter for the local community.

The scale of activity proposed (e.g. 75,000 m³ infill in addition to extraction) is greater than originally proposed.

We request that the consultation is deferred for at least two months until a new Councillor takes office for the division. We also request that the application should ultimately be called in for consideration by the Planning & Regulation Committee (P&RC).

Departure Form - No exceptional circumstances exist to justify the assessment made in June 2022 and APC contend this should be reassessed in 2024.

EIA Screening Form - We contend that an EIA should be conducted given the scale of works proposed and time proposed to complete the extraction and rectification works by Dec. 2025.

The works will:

Impact all the people of Appleford – more noise and dust.

Impact of increased incidence of flooding due-to climate change (river and general localised flooding with high ground water levels).

Disruption to Appleford residents and east west traffic on the B4016. Many people will be affected by prolonged and ongoing work (see d below).

The impact of a large volume of HGV movements for gravel extraction and stockpile transfers (7 per hour) plus over 6,000 lorry movements for infill.

The danger of conflict with the HIF1 development including long term disruption.

Conditions

APC is concerned that Heidelberg (Hanson) along with other commercial operators have consistently failed to meet planning conditions, particularly completion deadlines. These seem to slide indefinitely and result in a new but different application.

Condition 2 – Remove all equipment by 31 May 2021 The Applicant is in breach of the deadline of 31 May 2021 (& previous legacy deadlines). Condition 39 We see no reason to extend timescale for aftercare and restoration of the land.

APC were advised by David Wilmington (then Manager) that Hanson did not intend to extract any remaining gravel from Sites 5, 6 or 7. Why then was rectification not undertaken?

Condition 42 – Planning Permission Phases 5 & 6 by 31 May 2021. This date has passed with Hanson in breach of this condition.

HIF1 Application

The proximity of the quarry for the HIF1 development is a spurious claim as material extracted will be of mixed quality and will need to be sorted, graded and washed offsite.

Objection - APC object to the application on the grounds that planning permission should not be granted to allow road movement across the B4016 given the volume of HGV traffic (overall movement and movements per hour).

Permission should only be considered if the applicant reinstates the conveyor traveller to transport all material (gravel extraction and infill) under the B4016 and the Applicant offers and provides a surety to meet relevant conditions and completion

deadlines. The conveyor traveller has been allowed to fall into disrepair and must be reinstated or replaced if planning is to be granted.

All works and restoration should be concluded by December 2025. If these works cannot be completed in time, they will conflict with the HIF1 scheme (if approved). The latter currently before a Planning Inspector is due to be completed by December 2026 and if there is a risk of conflict with the HIF1 scheme or a risk that HIF1 cannot realistically be completed by that date on its own account or because of the parallel extraction or rectification works, then OCC as LPA has a duty to advise the Planning Inquiry accordingly.

APC has had sight of the concerns expressed by Sutton Courtenay Parish Council and is in agreement with them.

Culham Parish Council

Culham Parish Council would like to support Sutton Courtenay Parish Council's objection to application MW.0067/22.

Didcot Town Council

Application 1 – No comment received.

Application 2 – No objection.

Environment Agency

No objection to either Application 1 or Application 2.

Natural England

No objection to Application 1.

No comments to make on Application 2.

OCC Transport Development Control

Application 1 -

No objection, subject to conditions, Section 278 agreement and Unilateral Undertaking. The development would introduce an additional 8 HGVs per hour, which is not a significant increase, but the proposed temporary traffic lights have the potential to delay traffic along Appleford Road during peak hours. There is also concern about traffic safety during peak hours along the east arm of Appleford Road as it is not clear that adequate Sight Stopping Distance would be possible during peak hours due to horizontal alignment.

A Section 278 agreement would be required for the formation of the new access points. A Unilateral Undertaking would also be required for restoration

of the highway following completion of works, to ensure the repair/reconstruction of the public highway affected by additional HGV movements.

Conditions are required for a Construction Traffic Management Plan (CTMP), a condition survey of the B4016, the submission and approval of a plan demonstrating that Stopping Sight Distance (SSD) is achievable and the submission and approval of details of the signalized junction. This should include a MOVA system to eliminate any excessive queues that would affect the junction with Abingdon Road and Culham Bridges.

Application 2 -

No comments received.

OCC Biodiversity

Application 1 -

The ecological report identifies wet areas in Phase 5 as having potential to support breeding GCN and for Phases 5 and 6 to provide potential terrestrial habitat; it recommends further survey in the breeding period. Further surveys to clarify the likely presence of GCN are therefore needed in support of the application. Alternatively, the applicant could consider using the District GCN Licence operated by Oxfordshire County Council in partnership with NatureSpace. Could the applicant therefore please confirm whether they intend to submit further GCN surveys and any resulting mitigation proposals in support of their application, or if they will use the District Licence approach, in which case they will need to obtain a certificate or report from NatureSpace to confirm whether the proposal can be authorised under the District Licence. (For further information on this approach please contact the NatureSpace Newt Officer for Oxfordshire).

NB The applicant provided further GCN survey information which identified that GCN are not present and satisfied the concerns of the OCC Biodiversity officer.

There is potential for otter and water vole, particularly along the watercourses; conditions will be needed to ensure a buffer to watercourses and appropriate method statements for any works in these areas (similar to conditions 15 and 16 on the existing permission MW.0049/19). The badger sett previously identified has been fenced off in accordance with condition 11 of permission MW.0049/19, conditions will be needed to ensure that a fenced area at least 30m from the badger sett is retained.

Application 2 -

The potential for otter and water vole along watercourses remains as previously identified; the proposals will need to proceed in accordance with conditions 11-16 of planning permission MW.0049/19, including the

implementation of previously approved Method Statements for conditions 15 and 16. The badger sett previously identified has been fenced off in accordance with condition 11, the proposals will need to proceed in accordance with conditions 11 and 12.

OCC Landscape

Application 1 -

Don't consider the development to significantly add to the impact of the previously approved scheme (MW.0127/16). Having said this, consideration should be given to the timing of the different schemes affecting the locality, such as the HIF1 proposals, to ensure that landscape and visual impacts are kept to a minimum.

Application 2 –

I do not consider the proposed extension of time to cause unacceptable landscape or visual effects. I have no objection to the proposal.

OCC Rights of Way

Application 1 -

The temporary signalised road crossing is noted. Given the current proximity of the footpath crossing to the new signalised crossing I am concerned about the impact of additional HGV traffic on the safety of NMUs. I would appreciate the applicant assessing the impact of the new crossing on users of the footpath in order to see if mitigation is necessary.

This could take the form of temporary moving of the footpath haul road crossing point adjacent to the signalised crossing point so that path users are aware and are stopped by the traffic lights at the same time as road users. This could avoid the need for separate control measures -if indeed they are assessed to be needed.

Application 2 -

No comments.

OCC Public Health

Application 1 -

No concerns providing that the existing conditions and dust control measures are maintained.

Application 2 -

Not consulted.

OCC Lead Local Flood Authority

Application 1 -

No response received.

Application 2 -

No comments to make.

The full text of the consultation responses can be seen on the e-planning website, using the references MW.0048/19 and MW.0067/22.

Annex 2 – Conditions for MW.0048/19

1. The development shall be carried out strictly in accordance with the particulars of the development, plans and specifications contained in the application except as modified by conditions of this permission. The approved details comprise:
 - Application form dated 2/5/19
 - Letter dated 2 May 2019 from Phillip Duncan
 - Phase 5 Application Plan Drawing No. S3/HAN/14/38 dated 16/04/19
 - Appleford Road (B4016) Proposed Road Crossing Plan Drawing no. S3/HAN/14/19 B dated 16/01/2019
 - Drawing no. S3/HAN/14/39 Wheel Wash dated 02/18
 - Planning statement dated April 2019
 - Highway and Traffic statement dated April 2019
 - Landscape and Visual Appraisal dated April 2019
 - Letter from Hydro-Logic Services Ref K0915/pw dated 8th April 2019
 - Letter from Hydro-Logic Services Ref K0915/pw dated 27th June 2019
 - Phase 5, 6 and 7 New Access Works Plan Drawing No. 4053-101 Rev C dated 19.12.19.
 - Bridge Farm, Sutton Courtenay Second Update Ecology Survey Report Hanson Aggregates REPORT REF: 413/ESR-2/v1 dated 24/10/2022

The development shall not be carried out other than in accordance with the plans and particulars approved under application reference MW.0067/22 (P19/V1273/CM), which include full details of restoration requirements.

Reason: To ensure that the development is carried out as proposed.

2. The development to which this permission relates shall be begun not later than the expiration of one year beginning with the date of this permission. The date of commencement of development shall be notified to the planning authority within 7 days of commencement.

Reason: In accordance with Section 91 to 95 of the Town and County Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004 and to ensure that the development commences before the end date.

3. The development shall cease no later than 31st December 2025.

Reason: To minimise the duration of disturbance from the development hereby permitted and to ensure the site is restored in a timely manner (OMWCS policy M10).

4. No fill material shall be imported to the site, other than via the B4016 road crossing as shown on approved plan S3/HAN/14/19 B, having been imported via the road marked Corridor Road and internal haul roads from the A4130 as shown on approved plan S3/HAN/14/38. Imported infill material shall not enter the site from the B4016 other than via the crossing. No HGV leaving the site shall turn left or right along the B4016 other than to use the approved road crossing to Corridor Road.

Reason: To ensure that the development is carried out as proposed and HGVs use only suitable roads in the interest of highway safety and amenity (OMWCS C5)

5. No operations authorised or required by this permission shall be carried out other than between 07.00- and 18.00-hours Mondays to Fridays and 07.00 to 12.00 hours on Saturdays. No operations shall take place on Sundays, Public or Bank Holidays or on Saturdays immediately following Bank Holiday Fridays.

Reason: To protect the amenities of local residents of Appleford and Sutton Courtenay and users of the River Thames (OMWCS policy C5).

6. No mud, dust or debris shall be deposited on the public highway.

Reason: In the interests of highway safety (OMWCS C10)

7. No reversing beepers or other means of audible warning of reversing vehicles shall be fixed to, or used on any vehicles, plant and machinery, other than those which use white noise.

Reason: To protect residents of Appleford and Sutton Courtenay and users of the River Thames from noise intrusion (OMWCS policy C5).

8. No development shall commence until a Construction Traffic Management Plan (CTMP) has been submitted to the Mineral Planning Authority and approved in writing. No development shall take place other than in complete accordance with the approved details.

Reason: to ensure that the development is carried out in such a way to avoid damage to the highway and minimise disruption to the network (OMWCS C10).

9. No development shall commence until a condition survey of the B4016 has been submitted to the Mineral Planning Authority and approved in writing. A further condition survey shall be undertaken and submitted to the Mineral Planning Authority within 3 months of the cessation of the development.

Reason: To provide information on any damage to the road during the course of the development, in the interests of highway safety (OMWCS C10)

10. No development shall commence until a plan has been submitted and approved in writing by the Mineral Planning Authority, to demonstrate that Stopping Sight Distance (SSD), based on surveyed 85th percentile speed, is achievable between a predicted end of queue on both arms of the Appleford Road (B4016). This shall include details of any measures necessary to ensure that the required visibility is maintained for the duration of the development (for example maintenance of vegetation). Any plan approved shall be implemented in full for the duration of the consent.

Reason: In order to ensure safe forward visibility for vehicles approaching stationary queuing traffic on the B4106, in the interest of highway safety (OMWCS C10)

11. No development shall commence until a Carbon Management Plan has been submitted to and approved in writing by the Mineral Planning Authority. The submitted plan shall:
 - provide further details on emissions including details of how whole life carbon emissions will be reduced, and
 - consider opportunities to reduce emissions associated with the transportation of materialsAny plan approved shall be implemented in full and shall be updated as necessary.

Reason: To prevent further adverse impact on climate change (OMWCS C2).

Compliance with National Planning Policy Framework

In accordance with paragraph 38 of the NPPF Oxfordshire County Council takes a positive and creative approach and to this end seeks to work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. We seek to approve applications for sustainable development where possible. We work with applicants in a positive and creative manner by;

- offering a pre-application advice service, as was the case with this application, and
- updating applicants and agents of issues that have arisen in the processing of their application. In this case the applicant was updated with consultation

responses received including those with regard to flood risk, agricultural land and ecology.

Annex 3 – Conditions for MW.0067/22

1. The development shall be carried out strictly in accordance with the particulars of the development, plans and specifications contained in the application except as modified by conditions of this permission. The approved details comprise:
 - Application form dated 31/05/2024
 - Covering letter dated 19th February 2024
 - Bridge Farm and River Fields Revised Landscaping and Restoration Plan – S55m/217 dated Feb 2024
 - Bridge Farm and River Fields Revised Restoration Design NMA – S55m/209 dated Aug 2023

- Sutton Courtenay Quarry Bridge Farm River Fields Extension Amended 5 year Landscaping and outline aftercare scheme - S055/a River Fields outline aftercare dated Feb 2024.
- Cross Sections -Sheet 1 drawing no. S3/HAN/14/27 B dated 27/11/23
- Cross Sections - Sheet 2 drawing no. S3/HAN/14/28 B dated 27/11/23
- Bridge Farm, Sutton Courtenay Second Update Ecology Survey Report Hanson Aggregates REPORT REF: 413/ESR-2/v1 dated 24/10/2022
- Application form dated 01/05/2019
- Covering letter dated 1st May 2019
- Condition 19 - Lake Level control mechanism between Western and Eastern lakes in Phase 7 drawing no. S3/HAN/13/3/3 A dated 14/07/17.
- Condition 19 - Location of Proposed Outfall Channels, drawing no. S3/HAN/13/11 A dated 07/08/18.
- Condition 19 - Outfall from Existing site into Phase 7B Lake, drawing no. S3/HAN/13/3/2 B dated 14/07/17.
- Condition 19 - Outfall from Phase 7B Lake into the River Thames drawing no. S3/HAN/13/3-4 A dated 07/08/19
- Extent of Existing Arable Areas, Stand Offs and Buffers drawing no. S3/HAN/14/31 dated 19/03/19
- Restoration Scheme, Showing Unworked Land Adjacent to Watercourse drawing no. S3/HAN/14/30 dated 19/03/19
- Scheme of Working and Restoration - Stage 1 drawing no. S3/HAN/14/21 A dated 11/02/19
- Scheme of Working and Restoration - Stage 2 drawing no. S3/HAN/14/22 A dated 11/02/19
- Scheme of Working and Restoration - Stage 3 drawing no. S3/HAN/14/23 A dated 12/02/19
- Scheme of Working and Restoration - Stage 4 drawing no. S3/HAN/14/24 A dated 11/02/19
- Scheme of Working and Restoration - Stage 5 drawing no. S3/HAN/14/25 B dated 11/02/19
- Scheme of Working and Restoration - Stage 6 drawing no. S3/HAN/14/26 B dated 12/02/19
- 'Details of Drainage Works for the Control of Water Levels and the Discharge from the Proposed Lakes at Bridge Farm Quarry into the River Thames and Sutton Courtenay Brook' Revision 2 dated April 2019.
- Update Ecology Survey Report by Applied Ecology dated March 2019

Documents originally approved under MW.0127/16:

- Application Form dated 15/09/2016
- Planning Supporting Statement - Bridge Farm quarry, Sutton Courtenay, Oxfordshire, Proposed extension Version 2 dated 12/10/2016
- Dust Control Scheme dated 10/07/07
- Further Information - Applied Ecology Ltd Technical Ecology Report Version 3 dated 25/01/2017
- Further Information - Soils and land quality Version 1 dated 23/01/2017

- Further Information - Flood Storage Capacity Volume Comparison Version 5 dated 03/01/2017
- Further Information to address feedback from EA Version 1 dated 16/01/2017
- Further Information to address feedback from EA regarding re-location of an overflow trench as required by Network Rail Version 1 dated 31/01/2017
- Further Information - Applied Ecology Ltd Otter Report Version 1 dated 30/03/2017
- Further Information - Letter from Corylus dated 30/03/2017
- Application Plan - Drawing No. S3/HAN/10/28 dated 12/08/2016
- Proposed extension area – Dwg. No. S3/HAN/10/18 dated 09/06/2016.

Documents and drawings originally approved under details pursuant submitted and approved under MW.0127/16:

- Method Statement for the protection of woodland, trees, hedgerows, the River Thames and Sutton Courtenay Brook (Revised 11/07/18) (condition 15)
- Buffer Zones to Watercourses, Trees Plan - Drawing no. S3/HAN/13/2 (condition 15)
- Specification for Boundary Fencing - Barbed Wire Plan Drawing no. FDS-6 (condition 15)
- Condition 16 Method Statement dated July 2017
- Drawing no. S3/HAN/13/4 Condition 19 - Outfall Ditch, Culvert and Sluice Layout
- Drawing no. S3/HAN/13/10 Condition 19 - Details of Outfall Channel from Phase 7B Lake to the River Thames
- Drawing no. S3/HAN/13/3/1 Condition 19 - Outfall from Phase 6 Lake to Sutton Courtenay Brook
- Approved Phases 6 & 7 Written Scheme of Investigation for an Archaeological Watching Brief (condition 22)
- Approved Phase 5 Written Scheme of Investigation Archaeological Excavation (condition 22)
- E-mail from Julia Edwards dated 26th July 2018 (conditions 41 and 42).

Reason: To ensure that the development is carried out as proposed.

2. The development shall cease, all associated pumps, plant and machinery shall be removed and the site shall be restored in accordance with the details set out in section 2 of the approved Planning Statement and the approved Further Information - Soils and land quality Version 1 dated 23/01/2017 and on approved drawings nos. S55m/209, S55m/217, S3/HAN/14/27 B & S3/HAN/14/28 B, no later than 31st December 2025.

Reason: To minimise the duration of disturbance from the development hereby permitted and to ensure the site is restored (OMWCS policy M10).

Hours of working

3. No operations authorised or required by this permission shall be carried out, and plant shall not be operated other than between 07.00- and 18.00-hours Mondays to Fridays and 07.00 to 12.00 hours on Saturdays;
No operations shall take place on Sundays, Public or Bank Holidays or on Saturdays immediately following Bank Holiday Fridays.

Reason: To protect the amenities of local residents of Appleford and Sutton Courtenay and users of the River Thames (OMWCS policy C5).

Noise

4. The noise levels arising from the development shall not exceed 50 dB(LAeq) (1 hour) at the closest dwelling.

Reason: To protect the amenities of local residents of Sutton Courtenay and Appleford. (OMWCS policy C5).

5. The noise levels arising from temporary operations for construction and removal of bunds shall not exceed 57 dB(LAeq) (1 hour free field) measured at the closest dwelling and the temporary operations shall not occur for more than 28 days at one time with a gap of at least 28 days between each such period of temporary operations.

Reason: To protect the amenities of local residents of Sutton Courtenay and Appleford. (OMWCS policy C5).

6. Noise from typical site operations shall be monitored every 3 months throughout the life of the development. A monitoring report shall be submitted to the Minerals Planning Authority in writing within 2 weeks of each set of monitoring. Should the results of monitoring show that noise levels are exceeding the levels set out in condition 5, a scheme shall be submitted to and approved in writing by the Mineral Planning Authority setting out the measures to be taken to further mitigate noise to the permitted levels. The approved scheme shall be implemented thereafter.

Reason: To protect residents of Appleford and Sutton Courtenay and users of the River Thames from noise intrusion (OMWCS policy C5).

7. No reversing beepers or other means of audible warning of reversing vehicles shall be fixed to, or used on any vehicles, plant and machinery, other than those which use white noise.

Reason: To protect residents of Appleford and Sutton Courtenay and users of the River Thames from noise intrusion (OMWCS policy C5).

Dust

8. No vehicle shall exceed a speed of 25 kilometres per hour on site.

Reason: To minimise the dust generated by lorries and consequent impact to nearby residents and users of the River Thames (OMWCS policy C5).

9. No development shall take place other than in accordance with the approved scheme for the minimisation of the emission of dust 'Sutton Courtenay Quarry Bridge Farm – Dust Control Scheme' dated 10/07/07. The approved scheme shall be implemented in full and the suppression equipment thereafter maintained in accordance with the manufacturer's instructions for the duration of the permission.

Reason: To protect nearby residents and users of the River Thames from nuisance dust (OMWCS policy C5).

10. Material shall not be handled and moved if conditions are such that this creates a visible dust cloud.

Reason: To protect nearby residents and users of the River Thames from nuisance dust (OMWCS policy C5).

Biodiversity

11. A stand-off distance of 30 metres from the two badger setts on the western boundary should be maintained during excavation work in order to prevent disturbance to badgers on site. Soil shall not be stored in this area.

Reason: To ensure the protection of badgers [and other mammals] and to ensure the development is in accordance with OMWCS policy C7 and NPPF paragraphs 9, 109 and 118 and The Protection of Badgers Act 1992.

12. All deep excavations shall be suitably ramped and any pipe-work associated with the development covered overnight to minimise the risk of badgers and other mammals, such as hedgehog being inadvertently killed and injured within the active quarry after dark.

Reason: to ensure the protection of badgers [and other mammals] and to ensure the development is in accordance with OMWCS policy C7 and NPPF paragraphs 9, 109 and 118 and The Protection of Badgers Act 1992.

13. No operations are to take place within 50 metres of OS ref 4518 1945 (red kite nest site in the centre north of the site) during the nesting season (1st March to 31st August) unless the nest has been checked for occupancy by a suitably qualified ecologist. If the nest is occupied operations must be withdrawn from the area specified until young have fledged.

Reason: To ensure that protected species are not disturbed by the effects of development in accordance with Schedule 1 of the Wildlife and Countryside Act 1981 and OMWCS policy C5 and to ensure the development does not result in a loss of biodiversity in accordance with Oxfordshire OMWCS policy C7 and NPPF paragraphs 9, 109 and 118.

14. No works of site clearance, demolition or development shall take place other than in complete accordance with the approved details for the protection of woodland, trees hedgerows, the River Thames and Sutton Courtney Brook. The approved details comprise:
- Method Statement for the protection of woodland, trees, hedgerows, the River Thames and Sutton Courtenay Brook (Revised 11/07/18)
 - Buffer Zones to Watercourses, Trees Plan - Drawing no. S3/HAN/13/2
 - Specification for Boundary Fencing - Barbed Wire Plan Drawing no. FDS-6.

Reason: To ensure that flora is protected, and that protected species are not disturbed by the effects of development in accordance with OMWCS policy C5 and to ensure the development does not result in a loss of biodiversity in accordance with Oxfordshire OMWCS policy C7 and NPPF paragraphs 9, 109 and 118.

15. No development shall take place (including any demolition, ground works, site clearance) other than in complete accordance with the approved details for the protection of the river corridor and locations utilised by otters. The approved details comprise:
- Condition 16 Method Statement dated July 2017

Reason: To ensure protected species are not disturbed by the effects of development in accordance with Habitats Directive Annex II, Schedule 5 of the Wildlife and Countryside Act 1981 and OMWCS policy C5 and to ensure the development does not result in a loss of biodiversity in accordance with Oxfordshire OMWCS policy C7 and NPPF paragraphs 9, 109 and 118.

16. No development, demolition or earth moving shall take place or material or machinery brought onto the site until protective fencing and warning signs have been erected on site in accordance with the approved otter method statement and watercourse buffer zones. All protective fencing and warning signs shall be maintained during the construction period in accordance with the approved details.

Reason: To ensure protected species are not disturbed by the effects of development in accordance with Habitats Directive Annex II, Schedule 5 of the Wildlife and Countryside Act 1981 and OMWCS policy C5 and to ensure the development does not result in a loss of biodiversity in accordance with Oxfordshire OMWCS policy C7 and NPPF paragraphs 9, 109 and 118.

Drainage

17. No development shall be carried out other than in accordance with the approved document: 'Details of Drainage Works for the Control of Water Levels and the Discharge from the Proposed Lakes at Bridge Farm Quarry into the River Thames and Sutton Courtenay Brook' Revision 2 dated April 2019.

Reason: To ensure that the drainage from the site does not adversely affect the surrounding land and the natural environment and ecology of the River Thames (OMWCS policies C4 and C5).

18. The development hereby permitted shall be carried out in accordance with the Response to the Environment Agency letter, dated 30 March 2017, prepared by Corylus Planning and Environment Ltd and the following mitigation measures detailed within the Flood Risk Assessment:
That compensatory flood plain storage shall be provided as shown in the approved Flood Storage capacity volume comparison v5 03/01/2017.

The mitigation measures shall be fully implemented in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be submitted to and approved in writing by the Mineral Planning Authority.

Reason: To prevent flooding elsewhere by ensuring that sufficient compensatory storage of flood water is provided (OMWCS policy C3 and paragraph 103 of the NPPF).

Lighting

19. No floodlighting shall be erected on site.

Reason: To protect the amenities of local residents of Appleford and Sutton Courtenay and users of the River Thames (OMWCS policy C5).

Archaeology

20. No development shall take place other than in complete accordance with the approved details for archaeological investigation. The approved details comprise:

- Approved Phases 6 & 7 Written Scheme of Investigation for an Archaeological Watching Brief (condition 22)
- Approved Phase 5 Written Scheme of Investigation Archaeological Excavation (condition 22)

Reason: To safeguard the recording of archaeological matters within the site (OMWCS policy C9 & NPPF chapter 12).

21. Prior to the commencement of extraction in phase 5 or 6 and following the approval of the Written Scheme of Investigation, a staged programme of archaeological investigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research

and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Minerals Planning Authority no later than six months from the date of completion of restoration.

Reason – To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence (OMWCS policy C9 and NPPF chapter 12).

Soil handling

22. All work of soil stripping, stockpiling and reinstatement shall be carried out when the material is in a dry and friable condition.

Reason: To minimise structural damage and compaction of the soil and to aid the final restoration of the site (OMWCS policy C5).

23. Stockpiled materials shall be sited such that they do not exceed the heights of the boundary soil storage screening.

Reason: To protect users of the River Thames from visual intrusion (OMWCS policy C5).

24. Plant or vehicle movements shall be confined to clearly defined haul routes or to the overburden/infill surface and shall not cross areas of topsoil and subsoil except for the express purpose of soil stripping or replacement operations.

Reason: To minimise structural damage and compaction of the soil and to aid the final restoration of the site (OMWCS Policy C5).

25. All soil and soil forming materials shall be handled in accordance with Defra's Good Practice Guide for Handling Soils.

Reason: To ensure the maintenance of the soil resource effective restoration of the site (OMWCS policy M10).

26. Within 3 months of the formation of storage bunds the operator shall submit a plan to be approved in writing by the Mineral Planning Authority showing the location, contours and volumes of the bunds, and identifying the soil types and units contained therein.

Reason: To ensure the maintenance of the soil resource effective restoration of the site (OMWCS policy M10).

27. Soil shall only be moved when in a dry and friable condition. For cohesive soil this may be assessed in accordance with the "Worm Test" for field situations described by Annex AP 8 Para 1 (g) of the Defra Guidance for Successful Restoration of Mineral and Waste Sites to determine if the moisture content is

drier than the lower plastic limit and therefore, less prone to damage if handled.

Reason: To ensure the maintenance of the soil resource effective restoration of the site (OMWCS policy M10).

28. For all soil types no soil handling shall proceed during and shortly after significant rainfall, and / or when there are any puddles on the soil surface.

Reason: To ensure the effective restoration of the site (OMWCS policy M10).

29. Soil handling and movement shall not be carried out between the months of October to March inclusive, unless otherwise approved in writing by the Mineral Planning Authority.

Reason: To ensure the maintenance of the soil resource effective restoration of the site (OMWCS policy M10).

30. All available topsoil and subsoil shall be stripped before any part of the site is excavated, built upon or otherwise traversed by heavy machinery except for the purpose of stripping or stacking soil on those parts.

Reason: To ensure the maintenance of the soil resource effective restoration of the site (OMWCS policy M10).

31. Written notification shall be made giving the Mineral Planning Authority five clear working days' notice of the intention to start stripping any soils.

Reason: To ensure the maintenance of the soil resource effective restoration of the site (OMWCS policy M10).

32. Bunds for the storage of agricultural soils shall conform to the following criteria:
- a) Topsoils, subsoils and subsoil substitutes shall be stored separately;
 - b) Where continuous bunds are used dissimilar soils shall be separated by a third material, previously approved in writing with the Mineral Planning Authority;
 - c) Topsoil bunds shall not exceed 3 metres in height and subsoil bunds shall not exceed 5 metres in height; and
 - d) Materials shall be stored like upon like, so that topsoil shall be stripped from beneath subsoil bunds and subsoil from beneath overburden bunds.

Reason: To ensure the maintenance of the soil resource effective restoration of the site (OMWCS policy M10).

33. All storage bunds intended to remain in situ for more than 6 months or over the winter period shall be seeded with a standard agricultural pollen-rich legume mix to be submitted to and approved in writing by the Mineral Planning

Authority no less than one month before it is expected to complete the formation of the storage bunds.

Reason: To ensure the maintenance of the soil resource effective restoration of the site (OMWCS policy M10).

34. All topsoil, subsoil, and soil forming material shall be retained on the site.

Reason: To ensure the maintenance of the soil resource effective restoration of the site (OMWCS policy M10).

35. Restored soil depths shall accord with the proposals set out in section 2 of the approved Planning Statement and the approved Further Information - Soils and land quality Version 1 dated 23/01/2017 .

Reason: To ensure the effective restoration of the site (OMWCS policy M10).

36. The applicant shall notify the Mineral Planning Authority at least 5 working days in advance of the commencement of the final subsoil placement on each phase, or part phase to allow a site inspection to take place.

Reason: To ensure the effective restoration of the site (OMWCS policy M10).

37. All stones and other materials in excess of 100 mm in any dimension which are likely to obstruct cultivation in the agricultural afteruse shall be picked and removed from the site.

Reason: To ensure the effective restoration of the site (OMWCS policy M10).

Aftercare

38. In any part of the site where differential settlement occurs during the restoration and Aftercare period, the applicant, where required by the Mineral Planning Authority, shall fill the depression to the final settlement contours specified with suitable imported soils, to a specification to be submitted to and approved in writing by the Mineral Planning Authority.

Reason: To ensure the effective restoration of the site (OMWCS policy M10).

39. Aftercare shall be carried out in accordance with the approved scheme 'Sutton Courtenay Quarry Bridge Farm River Fields Extension Amended 5 year Landscaping and outline aftercare scheme - S055/a River Fields outline aftercare dated Feb 2024' and approved drawings Bridge Farm and River Fields Revised Landscaping and Restoration Plan – S55m/217 dated Feb 2024 and Bridge Farm and River Fields Revised Restoration Design NMA – S55m/209 dated Aug 2023. The approved scheme shall be implemented for the duration of the seven year aftercare period, following the satisfactory completion of restoration in each phase.

Reason: To comply with the requirements of Schedule 5 of the Town & Country Planning Act 1990 and to ensure that the reclaimed land is correctly husbanded and brought to the standard required for agriculture and nature conservation (OMWCS policy C10).

40. Before 1st August of every year during the aftercare periods for each of phases 5, 6 & 7, a site meeting shall be arranged by the developer, to which the Mineral Planning Authority and the landowners shall be invited to monitor the management over the previous year and to discuss and agree future aftercare proposals. The meeting shall also be attended by any other person(s) responsible for undertaking the aftercare steps. Any proposals that are agreed shall be set out in writing and shall be implemented in the timescales agreed.

Reason: In accordance with the requirements of OMWCS policy C10 and to comply with the requirements of Schedule 5 of the Town & Country Planning Act 1990 and to ensure that the reclaimed land is correctly husbanded and to bring the land to the standard required for agriculture and nature conservation.

41. No mineral shall be exported from the site other than by road via the new access shown on plan S3/HAN/14/19 B (Appleford Road (B4016) Proposed Road Crossing) approved under consent MW.0048/19.

Reason: To ensure that the development is carried out as proposed and the impacts are as assessed (OMWCS policy C5).

42. If permission is not granted to planning application no. P19/V1271/CM (MW.0048/19) and implemented and Phases 5 and 6 cannot be worked and restored as shown on the revised sequence of plans, any soils stripped from Phase 5 or 6 shall be replaced in those Phases to effect restoration back to original ground levels for agricultural use no later than 31st December 2025.

Reason: To ensure that any stripped soil is replaced and Phases 5 and 6 are restored should planning permission not be granted to planning application no. P19/V1271/CM (MW.0048/19) and implemented (OMWCS policy M10).

Compliance with National Planning Policy Framework

In accordance with paragraph 38 of the NPPF Oxfordshire County Council takes a positive and creative approach and to this end seeks to work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. We seek to approve applications for sustainable development where possible. We work with applicants in a positive and creative manner by;

- offering a pre-application advice service, as was the case with this application, and

updating applicants and agents of issues that have arisen in the processing of their application. In this case the applicant was updated with consultation responses received including those with regard to flood risk, agricultural land and ecology. It was not possible though to reach a position whereby the time periods proposed could be considered to be acceptable.

Annex 4 – European Protected Species

The Local Planning Authority in exercising any of their functions, have a legal duty to have regard to the requirements of the Conservation of Species & Habitats Regulations 2017 which identifies 4 main offences for development affecting European Protected Species (EPS).

1. Deliberate capture or killing or injuring of an EPS
2. Deliberate taking or destroying of EPS eggs
3. Deliberate disturbance of a EPS including in particular any disturbance which is likely a) to impair their ability –
 - i) to survive, to breed or reproduce, or to rear or nurture their young, or
 - ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate; orb) to affect significantly the local distribution or abundance of the species to which they belong.
4. Damage or destruction of an EPS breeding site or resting place.

Our records, survey results and consideration of the habitats within the site area indicate that, with appropriate mitigation, European Protected Species are unlikely to be harmed as a result of the proposals set out in these applications.

**Annex 5 – Proposed revised restoration of Bridge Farm quarry
phases 5, 6 and 7**

